1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with favorable grades, no construction hazards.

   b. Favorable Influences. Convenience to transportation, schools, trading centers, churches, and recreational areas. Homogeneity of population and improvements.

   c. Detrimental Influences. There is evidence that 11th Avenue may become a main thoroughfare for heavy traffic.

   d. Percentage of land improved 50 %; e. Trend of desirability next 10-15 yrs. Up

2. INHABITANTS:
   a. Occupation Executive, business professional; b. Estimated annual family income $ 5,000 -10,000
   c. Foreign-born families None; d. Negro None; e. Infiltration of Dood protected; f. Relief families None
   g. Population is increasing Rapidly; decreasing static

3. BUILDINGS:
   a. Type Predominating % Other Type %
      6 to 7 room
   b. Construction Fromo, stucco, brick
   c. Average Age How to
      10 Years
   d. Repair Good
   e. Occupancy 92 %
   f. Home ownership 20 %
   g. Constructed past yr.
   h. 1939 Price range $7,500 -15,000 100 %
   i. 1935 Price range $6,000 -12,000 80 %
   j. 1938 Price range $7,250 -14,500 95 %
   k. Sales demand All prices good
   l. Activity Active
   m. 1939 Rent range $60 - 100 100 %
   n. 1935 Rent range $50 - 80 80 %
   o. 1938 Rent range $55 - 95 95 %
   p. Rental demand All prices good
   q. Activity Active


5. CLARIFYING REMARKS: This area, which is very sparsely settled, has adequate good
   restrictions and is used single-family residential. The older portion of Land Park Drive was subdivided in 1928 and the newer portion in 1938. Improvements generally conform both as to type and age, and construction is of the highest grade. This area enjoys a high degree of popularity and is accorded a "high grade" grade.

6. NAME AND LOCATION College Tract and Land Park Tract SECURITY GRADE 5a AREA NO. 3